

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 11421-11717 SOUTH IH-35 SERVICE ROAD
3 NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-
4 RURAL RESIDENCE (I-RR) DISTRICT TO RURAL RESIDENCE-
5 CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT FOR TRACT
6 ONE AND MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL
7 OVERLAY (MF-2-CO) COMBINING DISTRICT FOR TRACT TWO.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base districts on the property described in Zoning Case No. C14-06-0191, on
13 file at the Neighborhood Planning and Zoning Department, as follows:

14
15 Tract One: From interim-rural residence (I-RR) district to rural residence-
16 conditional overlay (RR-CO) combining district.

17
18 A 39.371 acre tract of land, more or less, out of the Santiago del Valle Grant in
19 Travis County, the tract of land being more particularly described by metes and
20 bounds in Exhibit "A" incorporated into this ordinance, and

21
22 Tract Two: From interim-rural residence (I-RR) district to multifamily residence
23 low density-conditional overlay (MF-2-CO) combining district.

24
25 A 48.513 acre tract of land, more or less, out of the Santiago del Valle Grant in
26 Travis County, the tract of land being more particularly described by metes and
27 bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

28
29 locally known as 11421-11717 South IH-35 Service Road Northbound, in the City of
30 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".
31
32
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37

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:

3
4 A. Improvements permitted on Tract One are limited to drainage, underground
5 utility improvements, hike and bike trails, or those improvements that may be
6 otherwise required by the City of Austin or specifically authorized in this
7 ordinance.

8
9 B. Development of Tract Two shall not exceed 12 dwelling units per acre.

10
11 Except as specifically restricted under this ordinance, the Property may be developed and
12 used in accordance with the regulations established for the respective base districts and
13 other applicable requirements of the City Code.

14
15 **PART 3.** This ordinance takes effect on _____, 2007.

16
17
18 **PASSED AND APPROVED**

19
20 §
21 §
22 _____, 2007 § _____
23 Will Wynn
24 Mayor
25

26
27 **APPROVED:** _____ **ATTEST:** _____
28 David Allan Smith Shirley A. Gentry
29 City Attorney City Clerk

FIELD NOTES
FOR

EXHIBIT A

C14-06-0191
TRACT 1

39.371 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 87.884 ACRE TRACT OF LAND CONVEYED TO UNION ASSOCIATES, LTD., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" found cut in rock at the Northwest corner of said 87.884 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South, being in the approximate centerline of Onion Creek for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North line of said 87.884 acre tract, being along the approximate centerline of Onion Creek for the following courses:

S 73°04'00" E for a distance of 450.65 feet to an angle point

S 74°19'00" E for a distance of 334.57 feet to an angle point

S 57°11'00" E for a distance of 216.95 feet to an angle point

S 72°26'00" E for a distance of 402.24 feet to an angle point

S 76°51'00" E for a distance of 357.17 feet to an angle point

S 39°52'00" E for a distance of 114.70 feet to an angle point

S 57°41'30" E for a distance of 308.12 feet to an angle point

S 00°49'00" E for a distance of 131.00 feet to an angle point

S 25°09'00" E for a distance of 206.00 feet to an angle point

S 53°57'45" E for a distance of 249.20 feet to the Northeast corner of said 87.884 acre tract:

THENCE along the East line of said 87.884 acre tract, S 42°25'57" E for a distance of 55.37 feet to a ½ inch iron pin found and S 29°42'53" W for a distance of 512.91 feet to a point for the Southeast corner hereof;

THENCE along the South line of the herein described tract for the following courses:

N 65°57'30" W for a distance of 176.48 feet to an angle point

N 59°48'03" W for a distance of 374.42 feet to an angle point

N 55°10'17" W for a distance of 161.58 feet to an angle point

FIELD NOTES
FOR

39.371 ACRES OF LAND – Page Two

N 51°20'01" W for a distance of 153.69 feet to an angle point

N 47°29'45" W for a distance of 323.25 feet to an angle point

N 50°46'54" W for a distance of 87.23 feet to an angle point

N 53°25'02" W for a distance of 88.35 feet to an angle point

N 59°09'32" W for a distance of 82.01 feet to an angle point

N 63°51'28" W for a distance of 148.01 feet to an angle point

N 65°23'52" W for a distance of 171.53 feet to an angle point

N 69°14'32" W for a distance of 285.94 feet to an angle point

N 68°04'23" W for a distance of 178.86 feet to an angle point

N 66°36'08" W for a distance of 311.95 feet to a point in the West line of said 87.884 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South, for the Southwest corner hereof;

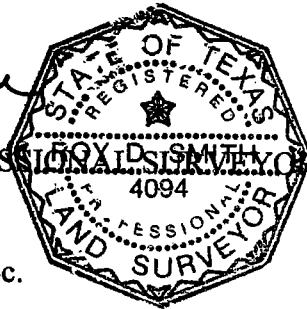
THENCE along the West line of said 87.884 acre tract, being along the East r.o.w. line of Interstate Hwy 35 South, N 20°25'54" E for a distance of 537.71 feet to the PLACE OF BEGINNING and containing 39.371 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
October 18, 2006



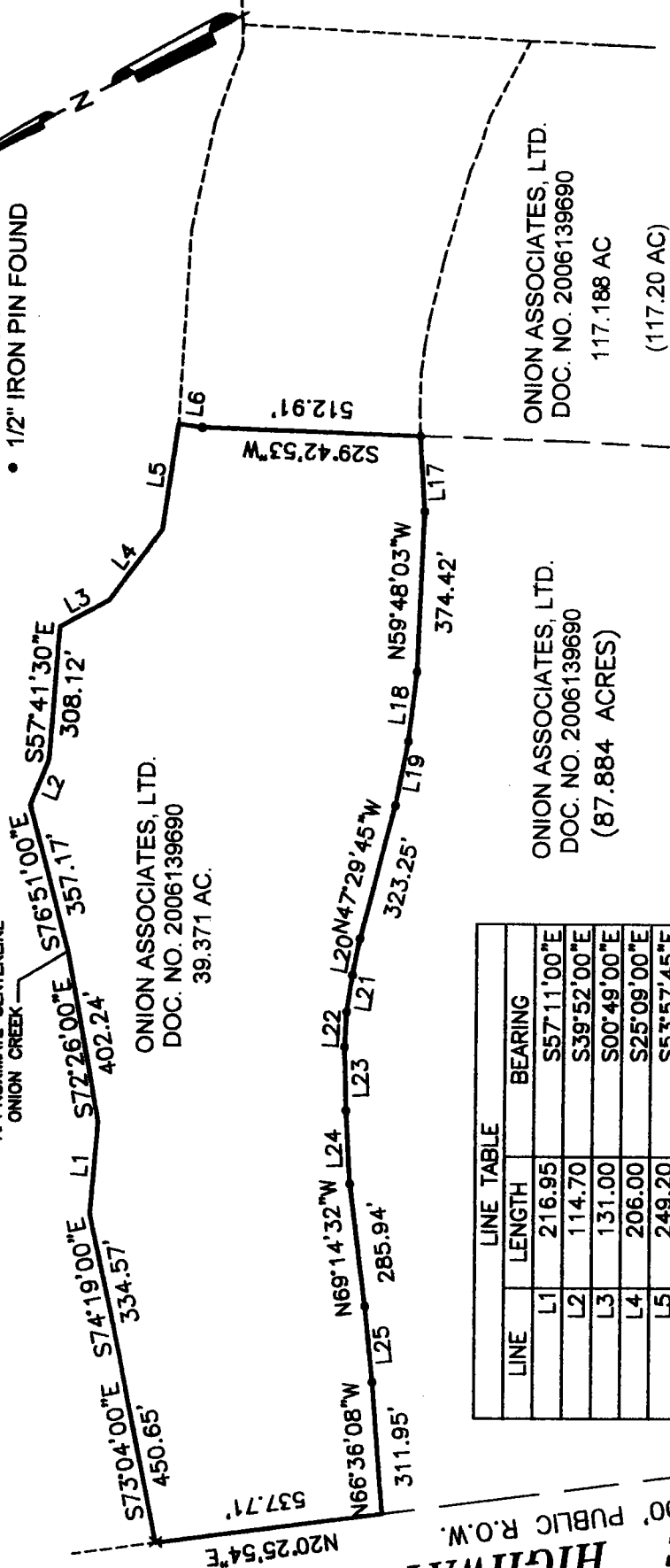
39.371ac. – Onion Assoc.

EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 39.371 ACRES OF LAND OUT OF THE
SANTIAGO DEL VALLE GRANT IN
TRAVIS COUNTY, TEXAS

SCALE 1" = 400'

- LEGEND
- o angle point
 - x "X" IN ROCK
 - 1/2" IRON PIN FOUND

APPROXIMATE CENTERLINE
UNION CREEK

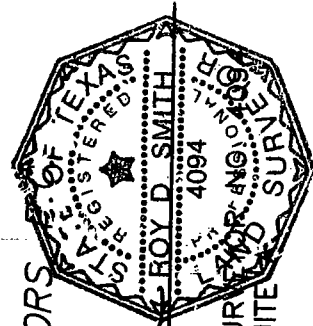


RICHARD D. SPILLMAN
VOL. 6287, PG. 218

LINE TABLE		
LINE	LENGTH	BEARING
L1	216.95	S57°11'00"E
L2	114.70	S39°52'00"E
L3	131.00	S00°49'00"E
L4	206.00	S25°09'00"E
L5	249.20	S53°57'45"E
L6	55.37	S42°25'57"E
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
L17	176.48	N65°57'30"W
L18	161.58	N55°10'17"W
L19	153.69	N51°20'01"W
L20	87.23	N50°46'54"W
L21	88.35	N53°25'02"W
L22	82.01	N59°09'32"W
L23	148.01	N63°51'28"W
L24	171.53	N65°23'52"W
L25	178.86	N68°04'23"W

SURVEYED BY
ROY D. SMITH SURVEYORS

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR - NO. 4094
1214 WEST 5th STREET - SUITE 78703
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821
OCTOBER 18, 2006



INTERSTATE HIGHWAY NO. 35 SOUTH
400' PUBLIC R.O.W.

FIELD NOTES
FOR

EXHIBIT B

C14-06-0191
TRACT 2

48.513 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 87.884 ACRE TRACT OF LAND CONVEYED TO UNION ASSOCIATES, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch capped iron pin set at the Southwest corner of said 87.844 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South for the PLACE OF BEGINNING hereof;

THENCE along the West line of said 87.884 acre tract, being along the East r.o.w. line of Interstate Hwy 35 South, N 20°25'54" E for a distance of 962.06 feet to a point for the Northwest corner hereof;

THENCE along the North line of the herein described tract for the following courses:

S 66°36'08" E for a distance of 311.95 feet to an angle point

S 68°04'23" E for a distance of 178.86 feet to an angle point

S 69°14'32" E for a distance of 285.94 feet to an angle point

S 65°23'52" E for a distance of 171.53 feet to an angle point

S 63°51'28" E for a distance of 148.01 feet to an angle point

S 59°09'32" E for a distance of 82.01 feet to an angle point

S 53°25'02" E for a distance of 88.35 feet to an angle point

S 50°46'54" E for a distance of 87.23 feet to an angle point

S 47°29'45" E for a distance of 323.25 feet to an angle point

S 51°20'01" E for a distance of 153.69 feet to an angle point

S 55°10'17" E for a distance of 161.58 feet to an angle point

S 59°48'03" E for a distance of 374.42 feet to an angle point

S 65°57'30" E for a distance of 176.48 feet to a point in the East line of said 87.884 acre tract for the Northeast corner hereof;

THENCE along the East line of said 87.884 acre tract, S 29°42'53" W for a distance of 361.49 feet to a ½ inch iron pin found and S 30°58'12" E for a distance of 281.26 feet to a ½ inch iron pin found at the Southeast corner of said 87.884 acre tract;

FIELD NOTES
FOR

48.513 ACRES OF LAND – Page Two

THENCE along the South line of said 87.884 acre tract for the following courses:

N 71°11'45" W for a distance of 712.31 feet to a ½ inch iron pin found

N 71°03'33" W for a distance of 173.66 feet to a ½ inch iron pin found

N 67°01'32" W for a distance of 678.95 feet to a ½ inch iron pin found

N 33°32'38" W for a distance of 145.29 feet to a ½ inch iron pin found

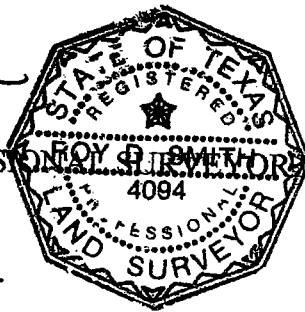
N 71°03'16" W for a distance of 698.93 feet to the PLACE OF BEGINNING and containing 48.513 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.


ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
October 18, 2006

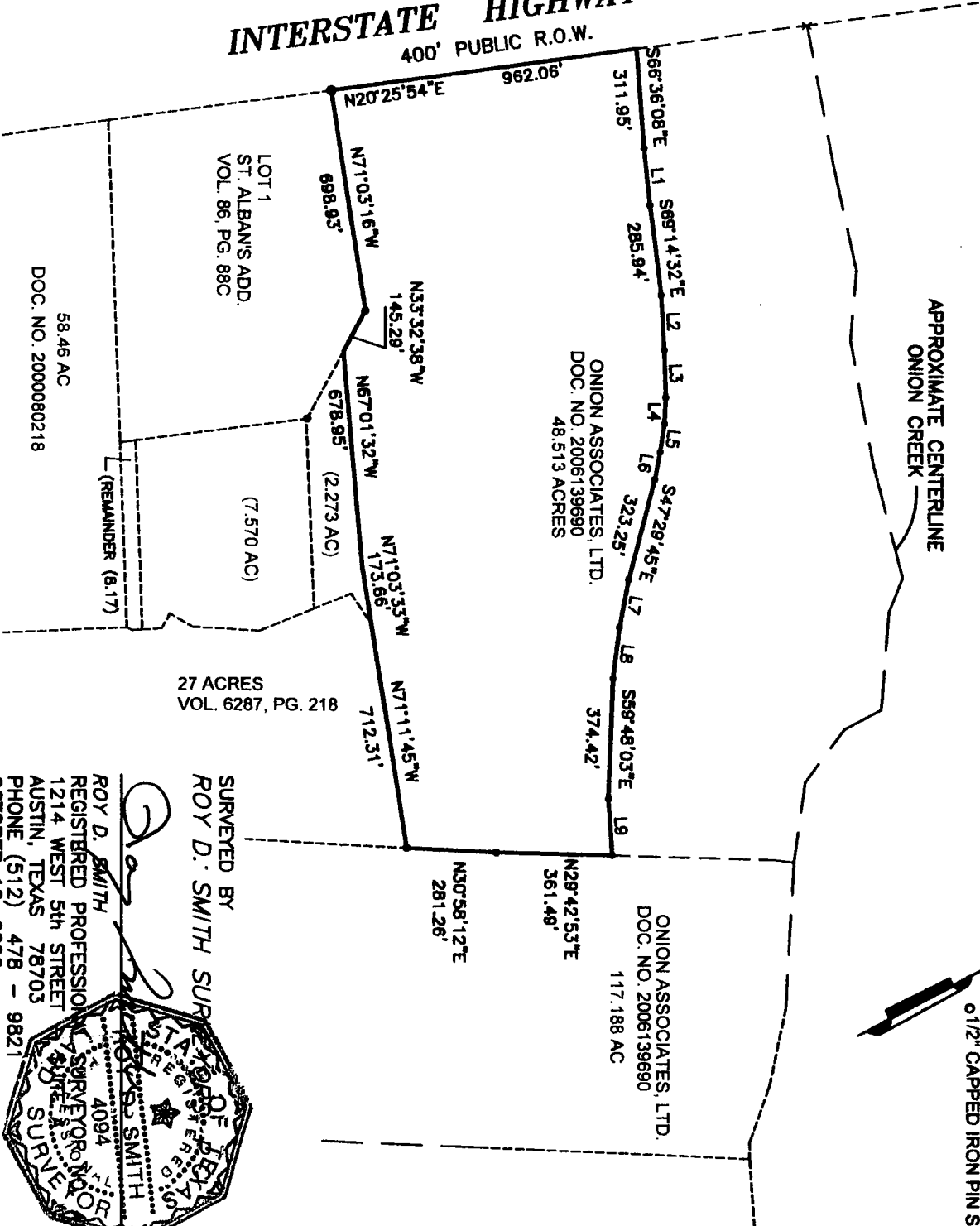


48.513 ac. – Onion Assoc.

EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 48.513 ACRES OF LAND OUT OF THE
SANTIAGO DEL VALLE GRANT IN
TRAVIS COUNTY, TEXAS

LINE	LENGTH	BEARING
L1	178.86	S68°04'23"E
L2	171.53	S85°23'52"E
L3	148.01	S63°51'28"E
L4	82.01	S58°09'32"E
L5	88.35	S53°25'02"E
L6	87.23	S50°46'54"E
L7	153.69	S51°20'01"E
L8	161.58	S55°10'17"E
L9	176.48	S65°57'30"E

INTERSTATE HIGHWAY NO. 35 SOUTH
400' PUBLIC R.O.W.



APPROXIMATE CENTERLINE
UNION CREEK

SCALE 1" = 500'

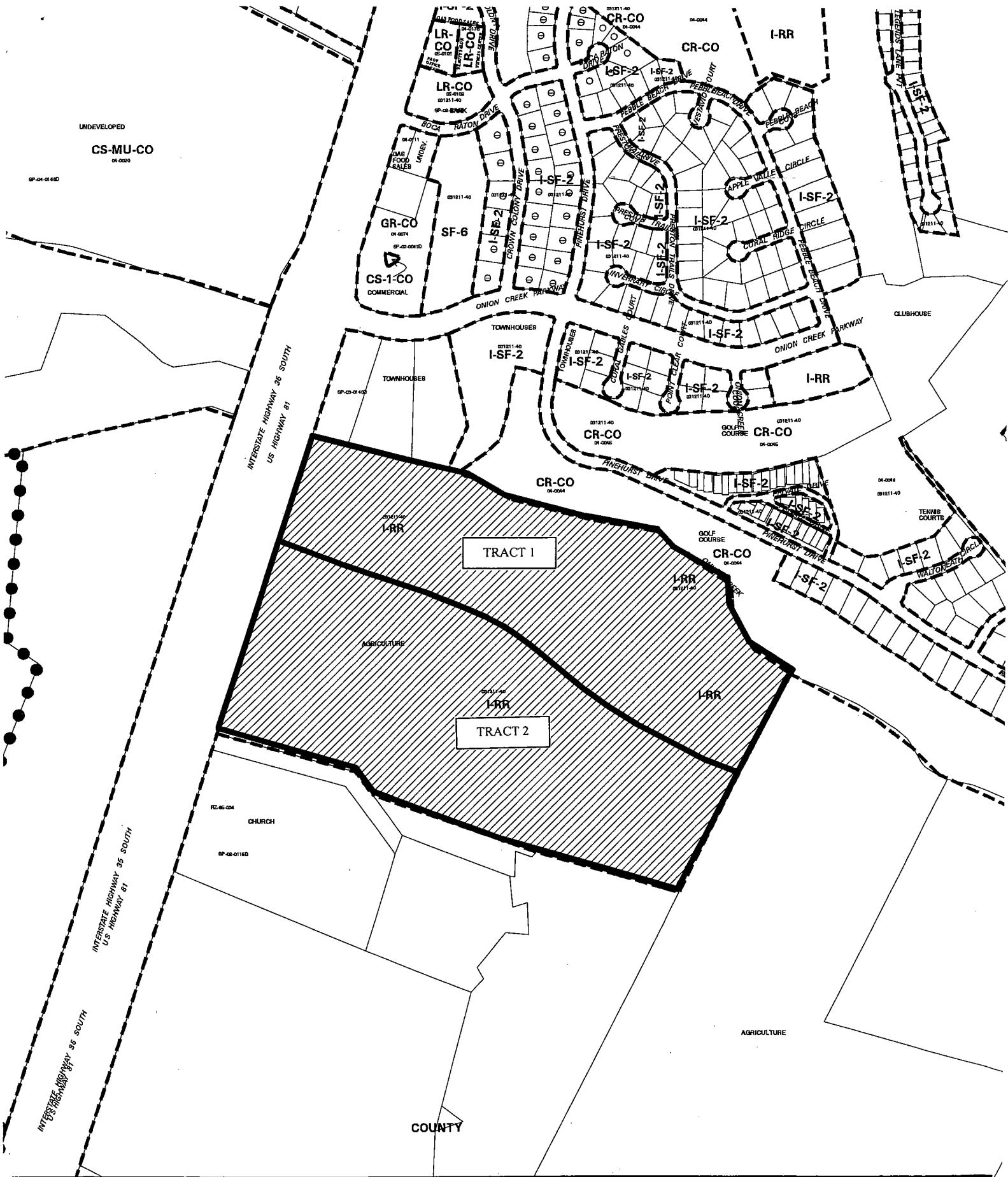
LEGEND





- angle point
- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN FOUND
- o 1/2" CAPPED IRON PIN SET

SURVEYED BY
ROY D. SMITH SURVEYOR



ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
1214 WEST 5th STREET
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821
OCTOBER 18, 2006



 " " = 600'	SUBJECT TRACT		ZONING EXHIBIT C CASE #: C14-06-0191 ADDRESS: 11421-11717 S IH 35 SV RD NB SUBJECT AREA (acres): 87.884	DATE: 07-01 INTLS: SM	CITY GRID REFERENCE NUMBER F11
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W.WALSH				

RESTRICTIVE COVENANT

OWNER: Onion Associates, Ltd., a Texas limited partnership

ADDRESS: 4131 Spicewood Springs Road, Suite H1, Austin, Texas 78759

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Being 87.884 acres of land, more or less, comprised of a 39.371 tract and a 48.513 tract of land out of the Santiago del Valle Grant, in the City of Austin, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" attached and incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property specified in that certain Traffic Impact Analysis (the "TIA") prepared by John F. Hickman and Associates, dated August 2006, or as amended and approved by the Director of the Watershed Protection and Development Review Department, or its successor department, of the City of Austin. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated January 25, 2007. The TIA shall be kept on file at the Watershed Protection and Development Review Department, or its successor department, of the City of Austin.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 11TH day of APRIL, 2007.

OWNER:

**Onion Associates, Ltd.,
a Texas limited partnership**

By: Onion ASGP, Inc.,
a Texas corporation

By: Bruce T. Morrison
Bruce T. Morrison,
President

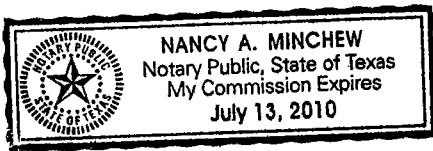
APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 11th day of APRIL, 2007, by Bruce T. Morrison, President of Onion ASGP. Inc., a Texas corporation, General Partner of Onion Associates, Ltd., a Texas limited partnership, on behalf of the limited partnership.



Nancy A. Minchew
Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Paralegal

FIELD NOTES
FOR

C14-06-0191
TRACT 1

39.371 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 87.884 ACRE TRACT OF LAND CONVEYED TO UNION ASSOCIATES, LTD.. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" found cut in rock at the Northwest corner of said 87.884 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South, being in the approximate centerline of Onion Creek for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North line of said 87.884 acre tract, being along the approximate centerline of Onion Creek for the following courses:

S 73°04'00" E for a distance of 450.65 feet to an angle point

S 74°19'00" E for a distance of 334.57 feet to an angle point

S 57°11'00" E for a distance of 216.95 feet to an angle point

S 72°26'00" E for a distance of 402.24 feet to an angle point

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S 57°41'30" E for a distance of 308.12 feet to an angle point

S 00°49'00" E for a distance of 131.00 feet to an angle point

S 25°09'00" E for a distance of 206.00 feet to an angle point

S 53°57'45" E for a distance of 249.20 feet to the Northeast corner of said 87.884 acre tract:

THENCE along the East line of said 87.884 acre tract, S 42°25'57" E for a distance of 55.37 feet to a ½ inch iron pin found and S 29°42'53" W for a distance of 512.91 feet to a point for the Southeast corner hereof;

THENCE along the South line of the herein described tract for the following courses:

N 65°57'30" W for a distance of 176.48 feet to an angle point

N 59°48'03" W for a distance of 374.42 feet to an angle point

N 55°10'17" W for a distance of 161.58 feet to an angle point

FIELD NOTES
FOR

39.371 ACRES OF LAND – Page Two

N 51°20'01" W for a distance of 153.69 feet to an angle point

N 47°29'45" W for a distance of 323.25 feet to an angle point

N 50°46'54" W for a distance of 87.23 feet to an angle point

N 53°25'02" W for a distance of 88.35 feet to an angle point

N 59°09'32" W for a distance of 82.01 feet to an angle point

N 63°51'28" W for a distance of 148.01 feet to an angle point

N 65°23'52" W for a distance of 171.53 feet to an angle point

N 69°14'32" W for a distance of 285.94 feet to an angle point

N 68°04'23" W for a distance of 178.86 feet to an angle point

N 66°36'08" W for a distance of 311.95 feet to a point in the West line of said 87.884 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South, for the Southwest corner hereof;

THENCE along the West line of said 87.884 acre tract, being along the East r.o.w. line of Interstate Hwy 35 South, N 20°25'54" E for a distance of 537.71 feet to the PLACE OF BEGINNING and containing 39.371 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.

Roy D. Smith

ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094

October 18, 2006



39.371ac. – Onion Assoc.

EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 39.371 ACRES OF LAND OUT OF THE
SANTIAGO DEL VALLE GRANT IN
TRAVIS COUNTY, TEXAS

SCALE 1" = 400'

- LEGEND
- angle point
 - x "X" IN ROCK
 - 1/2" IRON PIN FOUND

APPROXIMATE CENTERLINE
UNION CREEK

UNION ASSOCIATES, LTD.
DOC. NO. 2006139690
39.371 AC.

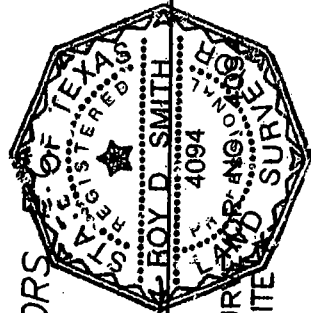
UNION ASSOCIATES, LTD.
DOC. NO. 2006139690
117.188 AC
(117.20 AC)

UNION ASSOCIATES, LTD.
DOC. NO. 2006139690
(87.884 ACRES)

LINE TABLE		
LINE	LENGTH	BEARING
L1	216.95	S57°11'00"E
L2	114.70	S39°52'00"E
L3	131.00	S00°49'00"E
L4	206.00	S25°09'00"E
L5	249.20	S53°57'45"E
L6	55.37	S42°25'57"E
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
NOT	USED	
L17	176.48	N65°57'30"W
L18	161.58	N55°10'17"W
L19	153.69	N51°20'01"W
L20	87.23	N50°46'54"W
L21	88.35	N53°25'02"W
L22	82.01	N59°09'32"W
L23	148.01	N63°51'28"W
L24	171.53	N65°23'52"W
L25	178.86	N68°04'23"W

SURVEYED BY
ROY D. SMITH SURVEYORS

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET - SUITE
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821
OCTOBER 18, 2006



RICHARD D. SPILLMAN
VOL. 6287, PG. 218

NO. 35 SOUTH HIGHWAY INTERSTATE
400' PUBLIC R.O.W.

FIELD NOTES
FOR

C14-06-0191

TRACT 2

48.513 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 87.884 ACRE TRACT OF LAND CONVEYED TO ONION ASSOCIATES, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006139690 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch capped iron pin set at the Southwest corner of said 87.844 acre tract, being in the East r.o.w. line of Interstate Hwy 35 South for the PLACE OF BEGINNING hereof;

THENCE along the West line of said 87.884 acre tract, being along the East r.o.w. line of Interstate Hwy 35 South, N 20°25'54" E for a distance of 962.06 feet to a point for the Northwest corner hereof;

THENCE along the North line of the herein described tract for the following courses:

S 66°36'08" E for a distance of 311.95 feet to an angle point

S 68°04'23" E for a distance of 178.86 feet to an angle point

S 69°14'32" E for a distance of 285.94 feet to an angle point

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S 53°25'02" E for a distance of 88.35 feet to an angle point

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S 51°20'01" E for a distance of 153.69 feet to an angle point

S 55°10'17" E for a distance of 161.58 feet to an angle point

S 59°48'03" E for a distance of 374.42 feet to an angle point

S 65°57'30" E for a distance of 176.48 feet to a point in the East line of said 87.884 acre tract for the Northeast corner hereof;

THENCE along the East line of said 87.884 acre tract, S 29°42'53" W for a distance of 361.49 feet to a ½ inch iron pin found and S 30°58'12" E for a distance of 281.26 feet to a ½ inch iron pin found at the Southeast corner of said 87.884 acre tract;

FIELD NOTES
FOR

48.513 ACRES OF LAND – Page Two

THENCE along the South line of said 87.884 acre tract for the following courses:

N 71°11'45" W for a distance of 712.31 feet to a ½ inch iron pin found

N 71°03'33" W for a distance of 173.66 feet to a ½ inch iron pin found

N 67°01'32" W for a distance of 678.95 feet to a ½ inch iron pin found

N 33°32'38" W for a distance of 145.29 feet to a ½ inch iron pin found

N 71°03'16" W for a distance of 698.93 feet to the PLACE OF BEGINNING and containing 48.513 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.



ROY D. SMITH

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4094

October 18, 2006

48.513 ac. – Onion Assoc.

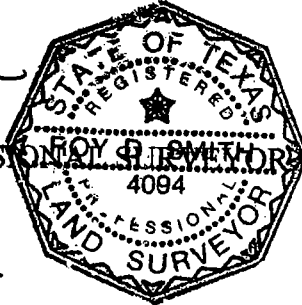
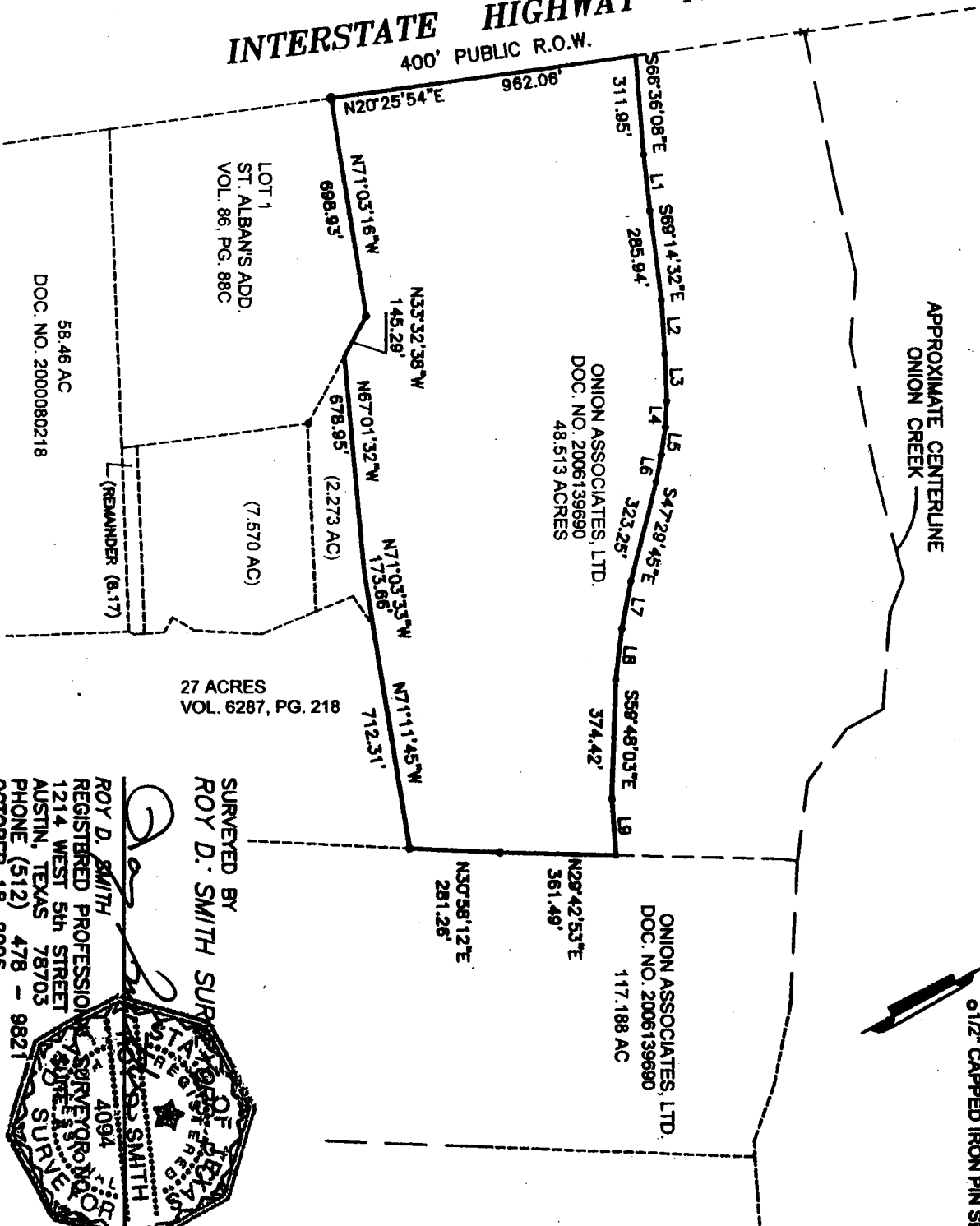


EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 48.513 ACRES OF LAND OUT OF THE
SANTIAGO DEL VALLE GRANT IN
TRAVIS COUNTY, TEXAS

LINE	LENGTH	BEARING
L1	178.86	S88°04'23"E
L2	171.53	S85°23'52"E
L3	148.01	S63°51'28"E
L4	82.01	S58°09'32"E
L5	88.35	S63°25'02"E
L6	87.23	S50°46'54"E
L7	153.69	S51°20'01"E
L8	161.58	S55°10'17"E
L9	176.48	S65°57'30"E

INTERSTATE HIGHWAY NO. 35 SOUTH
400' PUBLIC R.O.W.



SCALE 1" = 500'

LEGEND

- angle point
- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN FOUND
- 1/2" CAPPED IRON PIN SET

SURVEYED BY
ROY D. SMITH SURVEYOR

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OCTOBER 18, 2006

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